

# Appendices

## Appendix A - Public Comments

### Land Use Ideas

- Tax credits for affordable housing.
- Inclusionary requirement for affordable housing.
- City buy vacant lots and reserve for affordable housing as an incentive.
- Affordable housing in center city.
- More affordable housing for the Latino community.
- Workable/affordable housing incentives.
- Streamline permit process for affordable housing.
- Maintain dedicated tax for affordable housing (loans, not grants with repayment recycled into affordable housing).
- Develop more affordable housing. Support developers and builders to develop affordable housing with an emphasis on downtown.
- Ensure houses lost to development are replaced.
- Affordable housing needs to be developed, review programs in other cities and identify and implement incentives.
- Clean up and reclaim land that is littered and enforce laws including sign ordinance.
- Get rid of billboards.
- Emphasize and upgrade workers skills through existing education facilities. Support and emphasize technical education.
- More incentives for solar energy use in commercial and residential (address in zoning, etc.).
- Urban planning that integrates ecological principles.
- Preserve buffers along all significant streams.
- Limit mountain and steep slope development to protect

views

- Protect neighborhoods from light pollution especially after hours. Examples: parking lot lights, lighted signs, etc.
- Have stormwater run-off plan to protect existing areas.
- Incorporate language in the UDO to encourage density when projects meets L.E.E.D. rating. (L.E.E.D. from NC Green Building Council).
- Respect/preserve natural green spaces.
- Expand parks for aesthetic and passive uses, by prioritization, marketing, and funding mechanism for the preservation of key green spaces (tax incentives, consideration easements).
- Provide/require adequate green space and city parks for all multi-family developments.
- Reserve green space as open space.
- Plan for urban forests.
- Incorporate greenspace in business development.
- Incorporate greenways and limit asphalt.
- Reinvigorate idea and spirit of “commons” throughout the city such as providing walking trails.
- Provide a fund for smart growth development and land banking incentive for city to help with front end of feasibility studies.
- Performance zoning = developers meeting qualifications and receiving incentives bonuses.
- Encourage tax credits/incentives for artists/craftsman housing downtown and work/live spaces for artists. Incentives for necessary businesses downtown (grocery, hardware) for profitability.
- Tax credits or incentives for Brownfield development.
- Preserve existing industrial sites and have a good plan and stick with it.
- Protected neighborhoods-industrial in specialized



- parks.
- Attract high tech companies by developing high speed telecommunication infrastructure.
  - Support the rail effort.
  - Hold line on taxes-monitor how non-profit groups use their properties.
  - Neighborhood controlled growth.
  - Encourage urban village concept.
  - Walkable, self-sufficient neighborhoods with local businesses and services.
  - Promote downtown mixed-use and business activities - use what we have better (or re-use).
  - Higher density/greater zoning flexibility.
  - Mixed housing types, diversity, mixes use-neighborhoods.
  - More density, less sprawl, mixed use.
  - Neighborhoods that are tolerant of mixed-income housing.
  - Integrate appropriate mixed-use into neighborhoods.
  - More parking decks (mixed-use decks in retail).
  - Urban Village concept is good in many places/areas of the City.
  - Encourage higher density, mixed use infill in existing areas, i.e., Haywood Corridor. Increase density rather than sprawl.
  - Create town centers as special places - transportation, schools, services.
  - Encourage mixed use, add retail and office space on first floor of parking garages, promote urban village concept.
  - Encourage mixed use development (Urban Village) integrating schools, residential and commercial within the community. Insure that the Urban Village Nodes are capable of supporting/serving the needs of the

- greater community to avoid corridor sprawl.
- Develop new and existing shopping centers (w/ housing) as mixed-use facilities. This supports lower income folks for shopping needs, jobs, transportation, single location.
  - Mixed use-should mandate urban village idea.
  - Move Asheville Transit and Pioneer Welding to facilitate residential development.
  - River greenway and park between Sayles and nature center with sports/neighborhood/café businesses.
  - New development to be in scale with existing neighborhood.
  - Encourage infill development with flexible rules.
  - Encourage redevelopment (infill) of vacant and abandoned properties with incentives.
  - Riverfront development between Smoky Park Bridge and Riverlink Bridge.
  - Establish combined City/County government for land use control/zoning.
  - Integrate future Asheville with future Buncombe County by educating public and encouraging land use planning and zoning.
  - Create more efficient government - combine services (City/County).
  - Greater communication with Buncombe County on land use and growth issues.
  - Strict enforcement of strict erosion control regulations, including developer education, especially during construction.
  - Reduce and review parking standards for big box and add more trees to parking lot and enforce maximum parking standards.
  - Smart Growth mandatory for planning new urbanism.
  - Land use goals in 2010 Plan for WECAN and CVV

Plan implemented.

- Regarding parking: more on-street parking; parking decks are good idea; reduce # of large parking spaces required for commercial developments; minimize # of surface lots.
- Area specific development guidelines.
- Design all areas for development and redevelopment with perimeter roads for cars and internal roads for mass transit and pedestrian-This will work in South Asheville and downtown.
- Protect historic resources.
- Require design review for all (new construction on vacant property) infill for compatibility.
- Promote small neighborhood commercial hubs.
- Strong design focus for development - Regulations / Smart Growth / New Urbanism.
- Architectural integrity with emphasis on scale.
- Maintain unique beauty of Asheville via enhanced design and broad public support.
- Establish design review standards and review board.
- Buildings that are appropriate in scale for the neighborhood.
- Build pedestrian friendly, human scaled neighborhoods and commercial districts.

### Transportation Ideas

- Encourage and fund multi-modal transportation; shift funding toward multi-modal and away from new road construction; recognize that 'auto only' transportation systems does not work.
- Park 'n' Ride.
- Develop downtown to be more pedestrian friendly-discourage auto use with free shuttle and park- and-

ride to access downtown, including free shuttle in downtown area.

- Bicycle-friendly street design.
- Incorporate bicycle/greenway/trail systems in road widening and maintenance projects.
- Provide (every 10 minutes) trolley or bus shuttle constantly available downtown-connecting key in town locations (so someone could leave car in one place).
- More sidewalks, bikeways and greenways, wider shoulders.
- Bicycle infrastructure - build routes that connect N-S-E-W areas of the city. Make it possible to use bikes as major transportation in city.
- Sidewalks in heavy traffic areas.
- Complete thoroughfare plan to include use of roundabouts instead of traffic signals, with more sidewalks, more crosswalks to be more pedestrian friendly and have bike paths.
- Systematic sidewalk construction/reconstruction.
- Build more sidewalks, bike paths and greenways.
- Expand sidewalk and speed bump system.
- Land use development that minimizes auto use and encourage pedestrian activity.
- Sidewalks-more are needed, every major street should have sidewalks, bike lanes.
- Link "magnet" land uses with transportation, (schools, parks, etc.)
- Make bike lanes and trails an integral part of the transportation system.
- Dedicated bicycle/walking paths/extend greenway system.
- More and better sidewalks and bike lanes.
- Increase ability to use alternative transportation modes.



- Finish sidewalk system in Asheville.
- Non polluting propane/electric mini buses public transportation that is frequent (10-15 times a day) - include Sunday and Holidays (longer hours/flexible schedules).
- Encourage renewable alternate energy fuels for transportation.
- Support less polluting fuels for city fleet; more efficient vehicles.
- Local growing and use of alternate fuels (ethanol).
- Convert buses to hybrid fuels or electric.
- Tax incentives and reduce emissions for individual and mass transit.
- Excise tax for fuel for inefficient vehicles.
- I-26 Connector away from Smoky Park Bridge.
- Affordable/adequate parking.
- I-26 locations should impact neighborhoods to minimum extent as possible.
- Free hour at parking decks should apply 24/7.
- Speed up I-26 community recommendations.
- Small buses, more often.
- Point to point inner neighborhood mini- bus systems connected to each other.
- Train to Asheville services.
- Improve bus system with better and smaller buses and shuttles. Make buses the first choice rather than last resort.
- Small buses to more places.
- Support bond issue for mass transit to make more desirable; encourage ridership and make sure buses run after 6:00 pm and when needed.
- Bring back trolley use (electric) with evening service.
- Regular shuttles to major destinations, heritage destinations and major corridors.
- Incentives for carpooling, bus use, park'n'ride, for employees and employers, all persons.
- Improve public transportation; develop frequent shuttle system between Biltmore/hospital/downtown; construct bus shelters; more frequent buses; increase routes.
- Increase efficiency of bus system; more and better shelters, park'n'ride system, use smaller vehicles where possible, and make system a more desirable alternative.
- Small alternative fuel buses running every 15 minutes, 7 days a week.
- Expand bus service - 7 days, 365, evenings.
- Increase bus service and other mass transit (shuttles, van pools, rapid transit).
- Increase frequency of bus transit, more often and increased hours.
- Expand hours and route of Asheville City transit.
- Use bus transfer at any spot in city.
- Improved air and rail service.
- Rail system between Asheville and Hendersonville.
- Smaller buses but more frequent service and expand service area.
- Rail service to Asheville.
- Develop plan to limit dependence.
- Promote high density mixed use development to make public transportation more feasible.
- Supermarket next to Coxe Avenue bus station.
- Riverside parkway/boulevard/unified riverfront streets.
- Satellite parking for large traffic generators.
- New highway grid plan.
- Improve traffic flow through traffic signal synchronization, use of traffic circles, and improved signage.
- Synchronize traffic lights.

- Synchronized traffic lights.
- Traffic light synchronization in downtown.
- Discourage cul-de-sacs.
- More bridges/overpasses/viaducts to alleviate things like RR crossing congestion.
- Reconfigure I-240 entrance ramps for safety.
- Synchronized traffic signal systems - ex., Patton Avenue Downtown.
- Improve traffic signals coordination.
- Walkable and linkages between neighborhoods-sidewalks.
- Don't keep widening roads-don't locate entities inappropriately-causes traffic problems.
- Service road access to neighborhoods.

### Air Quality & Water Quality Ideas

- Decrease reliance on vehicles.
- Car pool network.
- Tire removal issues.
- Litter control with stiffer penalties-include pooper scoop laws.
- Litter /dumping control.
- Asheville needs to take responsibility for its own pollution.
- Develop awareness and a sense of civic pride.
- Pollution free combustion engines (hydrogen fuel cells)
- Incentives for energy-efficiency and alternative energy usage for commercial, private, public, purposes, (heating, cooling, industry production, construction, transportation).
- Encourage energy conservation and alternative energy.
- All new city vehicles use clean fuels where appropri-

ate.

- City should be a model for efficient use of energy, i.e., heating, autos, lighting, office equipment.
- Promote energy efficient equipment and awareness.
- Promote alternative energy sources and offer incentives.
- City buildings and fleets adopt energy conservation measures (alternate fuels, green buildings, etc. ) Set example for private sector.
- Combine buffer, landscape, and recreation standards to meet water quality standards.
- Strictly control run-off from parking lots by requiring permeable parking and containment.
- Continue to clean up French Broad for use as a water supply.
- Recognize and honor natural resources, respect rivers and market quality as economic development issue.
- Big fan to move air away (Town Mountain).
- Micro recycling of water (especially industry).
- Natural buffers along waterways to filter run-off, prevent erosion, prohibit intense development along river.
- Turn stormwater into regional amenity (ponds, wetlands).
- Alternatives to asphalt or recycle asphalt waste.
- Track pollution to source and rectify.
- Control stormwater runoff.
- Enforce pollution laws - don't wait for clean up. No straight piping into rivers/streams throughout the region.
- Preserve existing trees during construction, etc., and keep trees untouched.
- Update building codes to encourage new technologies. (ex., re-use gray water systems).

- Promoting verifiable “green building” standards (energy conservation, renewable resources, etc.)
- Programs to support green design.
- Preserve forest and farm land.
- Encourage permeable parking areas/green space.
- Re-visit water rate structure so conservation is not penalized.
- Incentives for high standards for sustainable/green practices.
- Put air quality surcharge (tax) on non-commercial SUV's.
- Fix water leaks promptly, keep infrastructure up to date for water and MSD.
- Water conservation measures (repairs, maintenance, etc.).
- Use French Broad River as water supply.
- Accelerate infrastructure replacement for water and sewer lines.
- Expedite I-26 Connector.
- Systematic and complete replacement of water lines.
- Fix aging sewer system; switch priority from expansion to maintenance of existing lines.
- Improve effectiveness and efficiency of water resources operation (mapping, training, maintenance).
- Promote bus ridership to reduce air pollution.
- Revamp transit system to be more environmentally friendly (rail/trolley and City-owned hybrid vehicles).
- High density, mixed use, walkable communities.
- City to continue to work with Riverlink to develop/implement master plan.
- Regional planning and conflict resolution to solve air quality problems on interstate.
- Regional cooperation to reduce air pollution.
- Regional cooperation to address air/water pollution.
- Unify Water Authority for Henderson and Buncombe Counties.
- Find ways to reduce air pollution from other areas (political will).
- True regional water authority.
- Consolidate water and sewer systems in Asheville/Buncombe.
- Stricter pollution requirements for cars and trucks-encourage mass transit.
- Reward auto owners of small cars with tax incentives who use less/alternative fuels; create city ordinance that restricts high polluting autos.
- Require auto emission testing for autos.
- Support TVA reduction of emissions.
- Land use ordinances that discourage auto use.
- Auto emissions testing.
- Support clean smokestacks act.
- Ensure compliance with regulations to keep waterways clean of contaminants, litter, etc.
- Lobby for regional and national approach to air quality problems.
- Develop and improve and enforce industry standards for air and water pollution.
- Develop rigid standards to protect air and water quality and enforce through state to state (downwind) legislation for air quality.
- Establish and enforce national clean air rules.
- Work toward passing clean smokestacks bill.
- Focus community on air quality crisis and demand passage of Clean Smokestacks Act.
- Implement city fine for visible automobile exhaust - citizen reported.
- Greater regulation of industry to eliminate emissions/industrial pollutants.

- Statewide, may be Federal, approach to air and water quality control.
- Promote higher density.
- Create a walkable community that gets people out of their cars.

### Economic Development Ideas

- A well thought out and aggressive marketing plan in force to bring jobs here.
- Recruit large scale venture capital firm.
- Business incubation/promotion of entrepreneurship including crafts.
- Discourage manufacturing industrial development and encourage high tech industry-tax incentives for high tech companies to move here. Encourage high wage employers to locate here and improve wage rates of existing employers.
- Network with existing businesses to determine their needs.
- Give incentives to environmentally friendly businesses (either practices or products).
- Use an outside expert to solicit ideas from existing businesses about what keeps them here and what first attracted them here.
- Coordinated effort between Chamber and City in business recruitment and set higher standards for business recruitment.
- Attract new economy businesses through technical education.
- Change business recruiting focus from Fortune 500 manufacturing to new-economy, small, clean industries (such as desktop publishing).
- Attract industries that are socially, culturally, and

environmentally responsible.

- Attract clean, green, high-tech jobs.
- Target and recruit knowledge-based and creative industries.
- Community is our business/quality of life attracts quality jobs.
- Asheville is a regional hub for schools, government and medicine; promote businesses that support these large 'industries'.
- Increased interaction between schools and businesses.
- Deal with prostitution, pan-handling, e.g., Aston Park.
- Support locally owned and operated businesses.
- The major economic asset here is tourism so let's build venues, facilities, and improve the existing civic center to attract conventions and other large groups.
- Capitalize on heritage tourism and ecotourism. Promote historic preservation.
- Diversify economic development.
- Recognize and support building trade as an economic development tool and train people in that field; encourage apprenticeship to promote quality craftsmanship and skills.
- Jobs should provide a living wage.
- Promote progressive and innovative development (smart business to compliment smart growth) holistic market analysis.
- Clean industry (non-polluting, non-junk creating biodegradable packaging).
- Diversify economy up from tourism and support and encourage small local businesses (in contrast to chasing large corporations).
- More jobs with living wage and benefits for variety of (all) cultures.
- Wages that keep our children in area.

- Businesses that invest in local employees.
- More jobs and training for disabled persons.
- Less emphasis on tourism.
- Specific business theme districts (arts, entertainment, car sales).
- Variety of job types in diverse economy.
- Education should promote skills needed for “new economy” technology oriented jobs such as medical, bio-tech, building on local strengths.
- Advanced degree in innovative program in environmental design/engineering/architectural/MBA.
- Educational excellence (UNCA, AB-Tech) leading to well trained employees and lifelong learning.
- Partner businesses with high and middle schools (mentoring, internships, etc.)
- Provide graduate and science/engineering programs at UNC-A.
- Emphasis on education-commitment to helping children succeed.
- Ensure awareness of available jobs and career opportunities (eg., in health sector).
- Raise educational standards (Buncombe County and City of Asheville) to give technical support to desirable businesses.
- Biomedical field focus-encourage UNCA to emphasize bio-med engineering.
- Full accountability for business impact on local environment and community and economic impacts.
- Tax incentives for new small local businesses.
- Quickly develop a regional industrial park near the airport.
- Regional industrial development.
- Bring high speed internet service to Asheville.
- Broadband infrastructure.
- Develop high-tech green business here by providing tax incentives and building infrastructure for broad base internet and make this cheap and affordable.
- More innovation in “Branding” (creating image) for Asheville-attracting businesses through development of new infrastructure (promote broad band-innovative community development).
- Continue to improve infrastructure especially airport and provide city wide high speed internet access.
- Improve infrastructure (quality of life) to encourage high-tech businesses.
- Create a “wired” community and affordable (high speed internet access) band with focusing on grass-roots e-business.
- Encourage high tech industry by investing in Broad-band infrastructure.
- Recognize economic development is dependent upon land use, transportation and air/water quality.
- Applied research on alternative economic models: Mondragon in Spain-cooperative capitalism. Curitiba, Brazil and Porto Alegre, Brazil; Kerrola, India and Gaviotas, Columbia.
- We need a community audit, regional in scale to include natural, financial, cultural and human skills and talent.
- Continue emphasis on improvement of Downtown and Haywood Road (W. Asheville). Keep Civic Center downtown with integral sports complex.
- Public investment in river area to stimulate economic development.
- Keep downtown economically viable and diverse; redevelop Civic Center downtown.
- Develop a Regional Water Authority.
- Regional cooperation for economic development within



County and outside the County.

- Partnering between Asheville and Buncombe County to enhance economic development of area.
- Major urban design promotion for City.
- Urban Village at Sayles Bleachery.
- Expand tourism base with new attractions that build on existing base.
- Avoid sprawl.

- More effective neighborhood planning (examples: involve neighborhoods earlier in the process, WECAN process).

### Other Ideas

- Deal with litter/trash/dumping.
- Encourage community member participation in its neighborhoods.
- Encourage community civic mindedness.
- Affordable living-taxes, housing, living wage and social will to make it happen.
- Local/social/economic self sufficiency.
- Encourage local philanthropy for quality of living issues (parks, greenways, etc.)
- Effective solutions to drugs, crime, prostitution, pan-handling.
- Reengineer City government to encourage and engage community broad visioning to include social development.
- Broader based visioning-take time to ensure full participation over long term intense fashion.
- New isn't always better. Keep things that work in place.
- More harmonious inter-government cooperation through area (regional) planning.
- Encouraging social interaction through design in the built environment.